

THE FINANCIAL RESOURCE GUIDE FOR CLEANUP & REDEVELOPMENT



TAX CREDITS
BROWNFIELDS
LOANS
GRANTS

Wisconsin Department of Natural Resources • Wisconsin Department of Commerce • PUB-RR-539 • 2002

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Introduction

brown-fields (broun'fēlds) *n.* abandoned, idle or underused industrial or commercial properties, where redevelopment is hindered by known or suspected contamination.

Brownfields can vary by size, location, age and previous usage. A brownfield can be a small closed corner gas station in a rural town or a large vacant manufacturing plant in an urban industrial area.

The Wisconsin Department of Commerce and the Wisconsin Department of Natural Resources prepared this guide to provide information on the numerous options available to finance brownfield cleanup and redevelopment.

The Benefits of Brownfield Cleanup and Redevelopment

There are an estimated 10,000 brownfields in Wisconsin. These properties create many problems for communities, including:

- potential harm to human health and the environment;
- neighborhood deterioration and blight;
- reduced tax revenue and economic growth; and
- attraction of illegal activity, including vandalism and dumping.

Brownfield investigation, cleanup and redevelopment can help eliminate many of these problems, and communities gain by recycling land for housing, parks, athletic fields and new employment opportunities.

Financial Resources for Cleanup and Redevelopment

All levels of government and private businesses have recognized that brownfield redevelopment is of prime importance and a great opportunity to convert neglected properties into productive residential, commercial and industrial sites. The State of Wisconsin and the federal government have encouraged brownfield redevelopment through the creation of a number of financial assistance programs.

The passage of the Land Recycling Law in 1994 created Wisconsin's Brownfield Initiative. Each succeeding state budget, including the 2001-2003 state budget, has fostered this initiative and expanded the amount of funding and types of tools available for brownfield redevelopment.

This publication describes a broad range of grants, loans and tax incentives that are available to local governments, tribes, real estate developers, businesses, community organizations and others to help finance investigation, cleanup and redevelopment projects across Wisconsin.

How to Use this Guide

This publication is divided into four sections: Grant Programs, Loan Programs, Tax Incentive Programs and Additional Information. Programs are typically listed in alphabetical order within each section.

Each program has its own requirements, deadlines and eligibility criteria. For more detailed information on a specific program, please contact the agency listed. Many of these tools can be used in conjunction with one another, and many successful brownfield redevelopment projects often combine programs listed in this guide with private funding from traditional financial sources.

Quick Reference Chart 1: Programs Organized by Type of Financial Assistance

Program Name		Page #	Agency	Eligible Applicants		Eligible Expenses	Agency Contact
				Private Parties	Local Govern ments		
Grant Programs	Agricultural Chemical Cleanup Program	6	WI Department of Agriculture, Trade and Consumer Protection	X		agricultural chemical spill cleanup	(608) 224-4522
	Brownfields Economic Development Initiative	7	US Department of Housing and Urban Development		X	cleanup and redevelopment, demolition, acquisition and other improvements	(202) 708-0614
	Brownfields Green Space and Public Facilities Grant Program	8	WI Department of Natural Resources		X	cleanup	(608) 264-6007
	Brownfield Site Assessment Grant	9	WI Department of Natural Resources		X	Phase I and II, investigation, demolition and tank removal	(608) 266-9263
	Community Development Block Grant Entitlement Program (Large Cities)	10	US Department of Housing and Urban Development		X	cleanup, acquisition, construction, rehabilitation	(414) 297-3214 x8102
	Community Development Block Grants (Small Cities)	11	WI Department of Commerce		X	costs for economic development, public facilities, and blight elimination	Area Development Manager
	Dry Cleaner Environmental Response Program	12	WI Department of Natural Resources	X		Funds for immediate, interim and remedial actions	(608) 267-7569
	Economic Adjustment Programs	13	US Department of Commerce	X	X	redevelopment of blighted and contaminated land and infrastructure improvements	(231) 938-1712
	Environmental Fund	14	WI Department of Natural Resources	N/A	N/A	investigation and cleanup	(608) 267-3859
	Federal Brownfields Redevelopment Initiative	15	US Environmental Protection Agency		X	investigation, establishment of a revolving loan fund, job training	(312) 886-7576
	Local Governments Reimbursement Program	16	US Environmental Protection Agency		X	emergency spill cleanup actions	(312) 353-7610
	Petroleum Environmental Cleanup Fund	17	WI Department of Commerce	X	X	investigation and cleanup of discharges from storage tanks and associated costs	(608) 266-2424
	Solid Waste Management Grants	18	US Department of Agriculture	X	X	costs associated with evaluation and maintenance of landfills	(713) 345-7610
	Stewardship Program	19	WI Department of Natural Resources	X	X	acquisition and development of property to be used for nature based activities	Community Service Specialist
	Sustainable Urban Development Zone Program	20	WI Department of Natural Resources		X	investigation and cleanup	(608) 264-6007
	Temporary Emergency Water Supply	21	WI Department of Natural Resources	X		temporary emergency water supplies	(608) 267-2465
	Transportation Economic Assistance Program	22	WI Department of Transportation	X	X	Rail, road, harbor or airport costs essential for economic development project	(608) 266-3488

Program Name		Page #	Agency	Eligible Applicants		Eligible Expenses	Agency Contact
				Private Parties	Local Government		
Grant Programs	Transportation Equity Act for the 21 st Century	23	WI Department of Transportation		X	rehabilitation of historic transportation sites, scenic easements, pedestrian/bicycle facilities, alternative transportation	(608) 266-3488
	Well Compensation Grant Program	24	WI Department of Natural Resources	X		costs to provide applicant with safe drinking water, e.g., drilling a new well	(608) 267-7152
	Wisconsin Blight Elimination and Brownfields Redevelopment	25	WI Department of Commerce		X	investigation and cleanup of blighted properties	Area Development Manager
	Wisconsin Brownfields Grant Program	26	WI Department of Commerce	X	X	investigation, cleanup and redevelopment costs	(608) 261-7714
	Wisconsin Coastal Management Program	28	WI Department of Administration	X	X	redevelopment costs associated with coastal management costs	(608) 266-0288
Loan Programs	Industrial Revenue Bonds	29	WI Department of Commerce	X		acquisition, construction, equipment	(608) 267-0762
	Land Recycling Loan Program	30	WI Department of Natural Resources		X	investigation and cleanup	(608) 266-0849
	State Trust Fund Loan Program	31	WI Board of Commissioners of Public Lands		X	investigation and cleanup, construction, rehabilitation, equipment	(608) 266-0034
	Section 108 Loan Guarantee	32	US Department of Housing and Urban Development		X	investigation and cleanup, demolition, construction, acquisition	(414) 297-3214 x8102
	US Small Business Administration Programs	33	US Small Business Administration	X		redevelopment, planning, acquisition	(608) 264-5261 (414) 279-3941
Tax Incentive Programs	Business Improvement Districts	34	State of Wisconsin	X		investigation, cleanup, administration	(608) 265-2501
	Cancellation of Delinquent Taxes	35	State of Wisconsin	X		delinquent taxes on a property are forgiven	(608) 267-7500
	Environmental Remediation Tax Incremental Financing	36	State of Wisconsin		X	investigation and cleanup, acquisition, demolition, tank and asbestos removal	(608) 266-5708 (608) 267-4927
	Tax Incremental Financing	37	State of Wisconsin		X	investigation, cleanup, acquisition, and more	(608) 266-5708
	Federal Brownfields Tax Incentive	39	US Environmental Protection Agency	X		investigation and remediation costs can be deducted from individual's taxable income	(202) 260-3525
	Rehabilitation Income Tax Credits	40	State of Wisconsin	X		tax credits taken the year in which rehabilitation work occurred	(608)264-6491
	Wisconsin Community Development Zone Program	41	WI Department of Commerce	X		tax credit claimed for environmental remediation and job creation	See page 42 for contact information
	Wisconsin Enterprise Development Zone Program	43	WI Department of Commerce	X		tax credit claimed for environmental remediation and job creation	(608) 267-2045

Quick Reference Chart 2: Programs Organized by State and Federal Departments

US Environmental Protection Agency	US Department of Housing and Urban Development	State of Wisconsin	Wisconsin Department of Commerce	Wisconsin Department of Natural Resources	Wisconsin Department of Transportation
Federal Brownfields Economic Redevelopment Initiative (p. 15)	Brownfields Economic Development Initiative (p. 7)	Business Improvement Districts (p. 34)	Community Development Block Grants (Small Cities) (p. 11)	Brownfields Green Space and Public Facilities Program (p. 8)	Transportation Economic Assistance Program (p. 22)
Local Governments Reimbursement Program (p. 16)	Section 108 Loan Guarantee (p. 32)	Environmental Remediation Tax Incremental Financing (p. 36)	Petroleum Environmental Cleanup Fund (p. 17)	Brownfield Site Assessment Grant Program for Local Governments (p. 9)	Transportation Equity Act for the 21 st Century (p. 23)
Federal Brownfields Tax Incentive (p. 39)	Community Development Block Grants (Large Cities) (p. 10)	Cancellation of Delinquent Taxes (p. 35)	Wisconsin Blight Elimination and Brownfields Redevelopment (p. 25)	Dry Cleaner Environmental Response Program (p. 12)	
		Rehabilitation Income Tax Credits (p. 40)	Wisconsin Brownfields Grant Program (p. 26)	Environmental Fund (p. 14)	
		Tax Incremental Financing (p. 37)	Industrial Revenue Bonds (p. 29)	Stewardship Program (p. 19)	
			Wisconsin Community Development Zone Program (p. 41)	Sustainable Urban Development Zone Program (p. 20)	
			Wisconsin Enterprise Development Zone Program (p. 43)	Temporary Emergency Water Supply (p. 21)	
				Well Compensation Grant Program (p. 24)	
				Land Recycling Loan Program (p. 30)	

US Department of Agriculture: Solid Waste Management Grants (p. 18)

US Department of Commerce: Economic Adjustment Programs (p. 13)

US Small Business Administration: US Small Business Administration Programs (p. 33)

Wisconsin Department of Agriculture, Trade and Consumer Protection: Agricultural Chemical Cleanup Program (p. 6)

Wisconsin Department of Administration: Wisconsin Coastal Management Program (p. 28)

Wisconsin Board of Commissioners of Public Land: State Trust Loan Fund Program (p. 31)

Quick Reference Chart 3: Programs Organized by Eligible Expenses

PAGE	PROGRAMS	PLANNING	ACQUISITION	PHASE I & II ASSESSMENTS	EMERGENCY ACTIONS	NR716 INVESTIGATION	DEMOLITION	CLEANUP	REDEVELOPMENT	MARKETING
6	Agricultural Chemical Cleanup Program			\$	\$	\$	\$	\$		
7	Brownfields Economic Development Initiative	\$	\$	\$	\$	\$	\$	\$	\$	\$
8	Brownfields Green Space and Public Facilities Program							\$		
9	Brownfields Site Assessment Grant			\$	\$	\$	\$			
10	Community Development Block Grants Large Cities Entitlement Programbv 6	\$	\$	\$		\$	\$	\$	\$	
11	Community Development Block Grants (Small Cities)		\$		\$	\$	\$	\$	\$	
12	Dry Cleaner Environmental Response Program			\$	\$	\$		\$		
13	Economic Adjustment Program	\$		\$				\$	\$	\$
14	Environmental Fund				\$	\$	\$	\$		
15	Federal Brownfields Economic Redevelopment Initiative	\$		\$		\$		\$		
16	Local Governments Reimbursement Program				\$					
17	Petroleum Environmental Cleanup Fund (PECFA)				\$	\$		\$		
18	Solid Waste Management Grants	\$						\$		
19	Stewardship Program		\$							
20	Sustainable Urban Development Zone (SUDZ) Program			\$		\$		\$		
21	Temporary Emergency Water Supply				\$	\$				
22	Transportation Economic Assistance Grant Program			\$		\$		\$		
23	Transportation Equity Act for the 21 st Century	\$							\$	
24	Well Compensation Grant Program				\$				\$	
25	Wisconsin Blight Elimination & Brownfields Redevelopment (BEBR)- Community Development Block Grant Program			\$	\$	\$		\$		
26	Wisconsin Brownfields Grant Program		\$			\$	\$	\$	\$	
28	Wisconsin Coastal Management Program	\$	\$						\$	
29	Industrial Revenue Bonds		\$						\$	
30	Land Recycling Loan Program			\$		\$		\$		
31	State Trust Fund Loan Program	\$	\$	\$	\$	\$	\$	\$	\$	
32	Section 108 Loan Guarantee	\$	\$	\$	\$	\$	\$	\$	\$	
33	US Small Business Administration Programs	\$	\$						\$	
34	Business Improvement Districts	\$	\$	\$	\$	\$	\$	\$	\$	
35	Cancellation of Delinquent Taxes		\$							
36	Environmental Remediation Tax Incremental Financing	\$	\$	\$	\$	\$	\$	\$		
37	Tax Incremental Financing	\$	\$	\$		\$	\$	\$	\$	
39	Federal Brownfields Tax Incentive			\$		\$		\$		
40	Rehabilitation Income Tax Credits								\$	
41	Wisconsin Community Development Zone Program			\$		\$	\$	\$		
43	Wisconsin Enterprise Development Zone Program			\$		\$	\$	\$		

<p style="text-align: center;">Agricultural Chemical Cleanup Program Wisconsin Department of Agriculture, Trade and Consumer Protection</p>

DESCRIPTION

The Agricultural Chemical Cleanup Program (ACCP) provides reimbursement funds for costs associated with the cleanup of agricultural chemical spills.

WHO IS ELIGIBLE?

Persons who own or control spilled agricultural chemicals, person(s) causing the spill, or the property owner where the spill occurred are eligible for these funds. Municipalities are not eligible, even if they caused the spill.

WHAT DOES THIS PROGRAM FUND?

DATCP will reimburse reasonable and necessary costs associated with the spill, including: lab analysis of samples, consultant fees, installation of monitoring wells, soil borings and removal or treatment of contaminated soil or groundwater.

HOW MUCH MONEY IS AVAILABLE?

The amount of reimbursement provided by the ACCP depends on who is conducting the cleanup and the circumstances of the spill. For licensed applicators and commercial facilities, DATCP reimburses 80 percent of approved costs between \$7,500 and \$400,000. For private applicators, DATCP reimburses 80 percent of approved costs between \$3,000 and \$400,000.

CONTACT INFORMATION

Agricultural Chemical Cleanup Program
Wisconsin Department of Agriculture, Trade, and Consumer Protection
ARM Division
P.O. Box 8911
Madison, WI 53708-8911
(608) 224-4522

Web site: www.datcp.state.wi.us/accp

<p style="text-align: center;">Brownfields Economic Development Initiative U. S. Department of Housing and Urban Development</p>
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DESCRIPTION

The Brownfields Economic Development Initiative (BEDI) provides eligible local communities with grants for clean up and redevelopment of brownfields. BEDI funds are used to support and enhance the financial viability of projects assisted with Section 108 Loan Guarantee funds.

WHO IS ELIGIBLE?

Only local governments can use BEDI grants. Each BEDI application must be accompanied by a new application for a Section 108 Loan Guarantee. Larger cities and urban counties that receive Community Development Block Grants directly from the federal government (entitlement communities) are eligible for BEDI grants. As of fiscal year 2000, three counties (Dane, Milwaukee, and Waukesha) and 17 cities in Wisconsin are entitlement communities. Non-entitlement communities may be able to receive grants if they work with the Wisconsin Department of Commerce on their BEDI and Section 108 Loan Guarantee applications.

WHAT DOES THIS PROGRAM FUND?

Activities that are funded with BEDI funds must meet one of the three national objectives: benefit low-to-moderate income people, prevent or eliminate slum or blight or address imminent threats and urgent needs. The grants can be used for a variety of activities including property acquisition, economic development, public facilities, infrastructure improvements, large-scale physical development projects, rehabilitation of property, demolition and other brownfields cleanup and redevelopment activities.

HOW MUCH MONEY IS AVAILABLE?

There is \$25 million available for BEDI grants in FY 2002. The maximum grant amount is \$2 million. The minimum BEDI to Section 108 ratio is 1:1.

CONTACT INFORMATION

U.S. Department of Housing and Urban Development
Office of Community Planning and Development, Office of Economic Development
451 7th Street SW
Washington D.C 20410
(202) 708-0614

Web site: www.hud.gov/bfields.html

<p>Brownfields Green Space and Public Facility Grant Program Wisconsin Department of Natural Resources</p>
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DESCRIPTION

The Department of Natural Resources will be awarding grants for the cleanup of brownfields that have a long-term public benefit. Projects that will be eligible for funding include end uses that preserve or create green space, development of recreational areas or use of a property by a local government. Rules are being developed, and applications will likely be available in Fall 2002.

WHO IS ELIGIBLE?

Local governments are eligible for this grant.

WHAT DOES THIS PROGRAM FUND?

This program funds the cost of remediating environmental contamination at a brownfield with an eligible end use.

HOW MUCH MONEY IS AVAILABLE?

There is \$1 million available during the 2001-2003 biennium.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 264-6007

Web site: www.dnr.state.wi.us/org/aw/rr/

Brownfield Site Assessment Grant Program for Local Governments

Wisconsin Department of Natural Resources

DESCRIPTION

The Brownfield Site Assessment Grant (SAG) Program enables local units of government to take preliminary actions at brownfield properties.

WHO IS ELIGIBLE?

Local governmental units, including cities, villages, towns, counties, tribes and redevelopment, community development, or housing authorities are eligible for this funding. The applicant cannot have caused the environmental contamination at the site. The person who caused the environmental contamination must be unknown, unable to be located or financially unable to pay for grant activities.

WHAT DOES THIS PROGRAM FUND?

Funds can be used to reimburse local governments for 80 percent of the cost of the following eligible expenses:

- Phase I and Phase II environmental site assessments and NR 716 site investigations;
- demolition of structures, buildings, or improvements, including necessary asbestos abatement;
- removal of underground petroleum product storage tank systems and hazardous substance storage tank systems; and
- removal of abandoned containers.

HOW MUCH MONEY IS AVAILABLE?

In 2001-03, \$1.7 million is available annually. Available funding is divided between small and large grants. Small grants between \$2,000 and \$30,000 receive 70 percent of the funding, and the remaining 30 percent is allocated for large grants between \$30,001 and \$100,000. A single applicant may be awarded up to 15 percent of funds available in each fiscal year.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
Site Assessment Grant Program
P.O. Box 7921
Madison WI 53707-7921
(608) 266-9263

Web site: www.dnr.state.wi.us/org/aw/rr

<p style="text-align: center;">Community Development Block Grants (Large Cities) U.S. Department of Housing and Urban Development</p>

DESCRIPTION

Grants are distributed directly to cities with populations greater than 50,000. Funding can be used for designated economic development project costs that benefit the public by providing jobs for homeless, low-to-moderate income or unemployed persons. Grants are frequently used to prevent or eliminate slums and blight.

WHO IS ELIGIBLE?

Cities of 50,000 or more people are eligible for grants. Project selection is based upon public benefit, reasonable costs, committed sources of project financing and financially feasible projects.

WHAT DOES THIS PROGRAM FUND?

Funds can be used for various objectives such as acquiring property, construction, reconstruction, rehabilitation and housing construction. Restrictions on funds include:

- No more than 20 percent of funds can be used for administration and planning (including Phase I and II environmental assessments.)
- No more than 15 percent of funds can be used for public service type activities; at least 70 percent of funds must benefit low to moderate income individuals.
- No more than 30 percent can be used toward cleaning slums or blight. Environmental cleanups can be considered as an activity that removes slums and blight.

HOW MUCH MONEY IS AVAILABLE?

Funding is generally between \$45 and \$50 million statewide depending on annual Congressional appropriations.

CONTACT INFORMATION

Contact local or county community development office if located in a community with a population over 50,000, or if in a designated urban county. Please call the phone number listed below for additional assistance on contacting the appropriate development office:

Community Development Block Grant Program
U.S. Department of Housing and Urban Development
Henry Reuss Federal Plaza Suite 1380
310 W. Wisconsin Ave.
Milwaukee, WI 53203-2289
(414) 297-3214

Web site: www.hud.gov/bfields.html

Community Development Block Grants (Small Cities)

Wisconsin Department of Commerce

DESCRIPTION

The Wisconsin Department of Commerce (Commerce) administers the non-housing component of the U.S. Department of Housing and Urban Development Small Cities Community Development Block Grants. Funding can be provided for community infrastructure, economic development and slum and blight elimination. Projects must address national program objectives, including assistance to low-to-moderate income individuals, slum or blight removal or meeting an urgent need.

WHO IS ELIGIBLE?

Townships, villages, or cities that are under 50,000 in population and any county other than Milwaukee, Waukesha and Dane Counties are eligible.

WHAT DOES THIS PROGRAM FUND?

Awards are made from five different component funds to communities for specific activities, including:

- Economic Development (ED): provides economic opportunity for local residents;
- Public Facilities for Economic Development (PFED): provides for business expansions and infrastructure improvements;
- Public Facilities (PF): provides for municipal health, public safety facilities and public buildings;
- Emergency (EMER): provides for the repair of damage caused by natural disasters or other catastrophic events; and
- Blight Elimination and Brownfields Redevelopment (BEBR): provides grants for the assessment and remediation of contaminated sites and blight removal. Please see page 25 for more information about this program.

HOW MUCH MONEY IS AVAILABLE?

Funding is dependent on the activity and project costs. The programs provide grants to communities and loans to businesses. The programs require matching dollar amounts from recipients.

CONTACT INFORMATION

The Department of Commerce Area Development Managers can address most questions regarding Commerce's participation and assistance in redevelopment projects. Please see page 44 for a map and listing of Area Development Managers and their contact information.

Web site: www.commerce.state.wi.us/CD/CD-bcf.html

<p style="text-align: center;">Dry Cleaner Environmental Response Program Wisconsin Department of Natural Resources</p>

DESCRIPTION

This program was created to reimburse dry cleaners for a portion of their costs associated with responding to, investigating and remediating contamination caused by releases of dry cleaning products.

WHO IS ELIGIBLE?

Generally, owners and operators of both open and closed dry cleaning facilities, where there has been a discharge of a dry cleaning solvent, are eligible. Property owners of licensed dry cleaning facilities (those operating after October 14, 1997) are also eligible.

WHAT DOES THIS PROGRAM FUND?

Funds can be used for ch. NR 700, Wis. Adm. Code, cleanup responses, including immediate actions, site investigation, interim actions and remedial actions. Chapter NR 169, Wis. Adm. Code, establishes the protocol that must be followed, including general eligibility criteria, bidding requirements and eligible costs.

HOW MUCH MONEY IS AVAILABLE?

Approximately \$1.2 million is collected annually from dry cleaners. There are caps on reimbursement from the program, as well as deductibles for those applying to the program. Amount of deductible is based on amount of costs incurred.

CONTACT INFORMATION

Dry Cleaner Environmental Response Program
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment. RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 267-7569

Web site: www.dnr.state.wi.us/org/aw/rr/financial/dryclean.html

Economic Adjustment Programs

U.S. Department of Commerce

DESCRIPTION

The Economic Development Administration of the US Department of Commerce coordinates several programs to assist economic development efforts in economically distressed areas. Programs include grants for construction activities for economic development projects and grants for non-construction activities that promote job creation in economically distressed areas.

WHO IS ELIGIBLE?

State and local governments, non-profit corporations, Economic Development Districts and tribal government are eligible for funding.

WHAT DOES THIS PROGRAM FUND?

These programs fund a variety of costs, including construction of public works and development facilities, including sewers, water utilities, roads, business incubators or other public facilities necessary to support economic development. Eligible non-construction activities include planning, feasibility studies and capitalization of revolving loan funds.

HOW MUCH MONEY IS AVAILABLE?

Grants range in size depending upon the activity. Most planning grants are from \$40,000 to \$100,000. Feasibility study grants range from \$5,000 to \$50,000 and revolving loan fund grants are between \$100,000 and \$500,000. Construction grants range from \$500,000 to \$2 million. All grants require a local level of match that varies based on the level of economic distress of the area.

CONTACT INFORMATION

Economic Development Representative for Michigan and Wisconsin
US Department of Commerce
Economic Development Administration
PO Box 517
Acme, Michigan 49610
(231) 938-1712

Web site: www.doc.gov/eda

<p style="text-align: center;">Environmental Fund Wisconsin Department of Natural Resources</p>

DESCRIPTION

Money from the state's Environmental Fund, administered by the Wisconsin Department of Natural Resources, provides funds to address high priority environmental or public health cleanups where no responsible party is willing or financially able to take necessary actions.

Revenue from the Environmental Fund is generated by user and tipping fees, and a portion of these funds are set aside to investigate and remediate contamination sites. This appropriation is also used for emergency spill response actions, emergency bottled water, municipal monitoring reimbursement and the state's share of federal programs, such as Superfund and Leaking Underground Storage Tanks (LUST).

WHAT SITES ARE ELIGIBLE?

These funds are used by the DNR for actions at selected sites called "state leads". Sites are recommended by DNR regional Remediation and Redevelopment staff based on: environmental and health concerns, regional and central office staffing capabilities, community priorities, partnership opportunities, and lack of alternative funding choices. Sites recommended include those where there is known or suspected contamination that is causing a threat to human health or the environment. Additionally, the recommended site's responsible party is not taking the lead because they are unknown, unable or unwilling to proceed with necessary activities. The department must seek cost recovery when state funds are used.

WHAT DOES THIS PROGRAM FUND?

Once a site has been selected as a state lead, funds can be used for investigation, demolition, cleanup design and remediation costs. In addition, the DNR uses these funds to respond to emergency spills when there is an imminent danger to public health, safety or the environment.

HOW MUCH MONEY IS AVAILABLE?

During the 2001-2003 biennium, approximately \$2.5 million is available per year. Of these funds, over half is committed to projects already underway. Approximately 15 new projects will be initiated during the biennium.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment. RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 267-3859

Web site: www.dnr.state.wi.us/org/aw/rr

Federal Brownfields Economic Redevelopment Initiative

U.S. Environmental Protection Agency

DESCRIPTION

This federal pilot program, administered by the US Environmental Protection Agency (EPA), provides grants to assist in the assessment and cleanup of brownfield sites. The Brownfields Economic Redevelopment Initiative includes the following financial incentives:

- Brownfields Assessment Demonstration Pilot grants;
- Revolving Loan Fund Pilot grants; and
- Job Training and Development Demonstration Pilot grants.

WHO IS ELIGIBLE?

Eligible applicants for Assessment Demonstration grants and Revolving Loan Fund grants include states, cities, towns, counties, municipalities, tribes and political subdivisions. Colleges, community job training organizations, local governments and other parties are eligible for the job training grants.

WHAT DOES THIS PROGRAM FUND?

The Brownfield Assessment Demonstration Grant can be used for preliminary investigation activities such as site assessment, site identification, site characterization, remediation planning and design and community outreach. The grants cannot be used for the demolition or actual cleanup of a site.

The Revolving Loan Fund Pilot is designed to fund remediation costs through low or no interest loans. It provides grants that can be used by local governments to establish revolving loan funds or to give outright grants to non-profits or other parties for site cleanup.

The Job Training and Development grants can be used to provide training to people for jobs in sampling, analysis, and site remediation.

HOW MUCH MONEY IS AVAILABLE?

The Brownfield Assessment Demonstration Pilot awards up to \$250,000 to be used over a two-year period. The EPA also offers supplemental funding of \$150,000 to communities that previously received these grants to continue ongoing brownfield projects. Revolving Loan Fund awards can equal up to \$1 million, and future supplemental funding may be available. The Job Training and Development Pilot awards up to \$200,000.

CONTACT INFORMATION

Federal Brownfields Economic Redevelopment Initiative
US EPA Region V Contact
77 West Jackson Boulevard
Chicago, IL 60202
Phone: (312) 886-7576

Web site: www.epa.gov/brownfields

<p style="text-align: center;">Local Governments Reimbursement Program U.S. Environmental Protection Agency</p>

DESCRIPTION

The Local Governments Reimbursement (LGR) Program reimburses local governments for the costs of responding to a release, or threatened release, of hazardous substances.

WHO IS ELIGIBLE?

Local governments, including counties, municipalities, cities, towns, villages and tribes are eligible.

WHAT DOES THIS PROGRAM FUND?

Funds are used to reimburse local governments for emergency spill cleanup actions if the following conditions apply:

- the local government is not considered a responsible party to the spill;
- the spill is not entirely petroleum;
- the funds are to be used only for temporary emergency measures, not long-term remediation actions; and
- preparation requirements have been met.

HOW MUCH MONEY IS AVAILABLE?

Local governments may be reimbursed up to \$25,000 per incident for responding to a hazardous substance emergency.

CONTACT INFORMATION

Local Government Reimbursement Program
EPA Region V Contact
77 West Jackson Boulevard
Chicago, IL 60202
(312) 353-9351

Web site: www.epa.gov/oerrpage/superfund/programs/er/lgr

<p style="text-align: center;">Petroleum Environmental Cleanup Program Wisconsin Department of Commerce</p>

DESCRIPTION

The Petroleum Environmental Cleanup Fund Award (PECFA) program provides reimbursement funds for portions of investigations and cleanup costs associated with petroleum product storage systems. Petroleum products are defined as gasoline, gasoline alcohol fuel blends, kerosene, fuel oil, burner oil, diesel fuel oil, or used motor oil.

WHO IS ELIGIBLE?

Eligible entities include municipalities and private parties who own the following:

- registered commercial underground and aboveground tanks of 110 gallons or more;
- farm and residential vehicle fuel tanks with tank capacity greater than 1,100 gallons;
- home heating oil systems;
- public school district and technical college district heating oil tanks; or
- tanks located on trust land of an American Indian tribe.

WHAT DOES THIS PROGRAM FUND?

In general, eligible costs include the costs of investigating and cleaning up discharges from storage tanks, monitoring costs, compensation of third parties for damages caused by underground tank discharges and other costs determined to be necessary.

Reimbursement cannot be provided for costs incurred before August 1, 1987, tank removal costs after November 1, 1991, or tank system upgrades.

HOW MUCH MONEY IS AVAILABLE?

The amount of money that can be reimbursed depends on several criteria, such as whether the tank is owned by a marketer or non-marketer of petroleum products, if the tank is under or above ground and when the costs have been incurred for cleanup. Maximum reimbursement amounts per occurrence vary based on tank type and will decrease for sites that enter the program after December 22, 2001. See the PECFA Overview on the PECFA web site (address listed below) for details on tank coverage and deductibles.

CONTACT INFORMATION

Wisconsin Department of Commerce
Bureau of PECFA
P.O. Box 7838
Madison, WI 53707-7838
(608) 266-2424

Web site: www.commerce.state.wi.us/COM/Com-environmental.html

<p style="text-align: center;">Solid Waste Management Grants U.S. Department of Agriculture</p>

DESCRIPTION

This program aims to improve planning and management of solid waste sites and to reduce or eliminate pollution of water resources.

WHO IS ELIGIBLE?

Eligible parties include non-profit organizations and local governments, including local governmental-based multi-jurisdictional organizations. They should have experience providing technical assistance for solid waste planning and management.

WHAT DOES THIS PROGRAM FUND?

Grant funds may not be used to duplicate, replace or substitute for current services. Funds can be used for the following costs:

- evaluating current landfill conditions to determine threats to water resources;
- providing technical assistance and/or training to enhance operator skills in the maintenance and operation of active landfills;
- providing technical assistance and/or training to help communities reduce the solid waste stream; and
- training operators of landfills that are closed, or will be closed in the near future, to design closure plans, future land use plans, safety and maintenance plans and closure scheduling.

HOW MUCH MONEY IS AVAILABLE?

For fiscal year 2001, \$3.5 million is available nationally. Applications are filed with the USDA Rural Development State Office and applicants compete on a national level. No state allocations are made.

CONTACT INFORMATION

Rural Development State Office
Business & Community Programs
4949 Kirschling Court
Stevens Point, WI 54481
(715) 345-7610

<h2 style="text-align: center;">Stewardship Program</h2> <p style="text-align: center;">Wisconsin Department of Natural Resources</p>

DESCRIPTION

The Stewardship Program provides funding for projects involving nature-based recreation, environmental protection, wildlife conservation, habitat restoration and water quality protection. The Stewardship Program has multiple categories, and brownfield projects may fit into several listed below. State law requires that grant applications involving brownfields receive greater weight than other applicants in the project ranking process.

WHO IS ELIGIBLE?

Local units of government and nonprofit conservation organizations are eligible to apply for Stewardship funds.

WHAT DOES THIS PROGRAM FUND?

Funds can be used to acquire and develop property for the following purposes:

- Urban Rivers: to restore and protect river corridors and riverfronts in urban areas for outdoor nature-based recreation and economic revitalization;
- State Trails: to provide a comprehensive state trails system for hikers, equestrians, bicyclists and cross country skiers; and
- Urban Green Space: to provide green space, protect scenic, ecological or other natural features or provide land for noncommercial gardening.

HOW MUCH MONEY IS AVAILABLE?

There is \$525 million available over a ten-year period.

CONTACT INFORMATION

Each DNR region has a Community Service Specialist (CSS) that can be contacted:

Northeast Region:	Gary Hansen	(920) 492-5823
West Central Region:	Karen Blodgett	(715) 836-6574
	LaVane Hossler	(715) 839-3751
South Central Region:	Stefanie Brouwer	(608) 275-3218
Southeast Region:	Dan Kaemmerer	(414) 263-8704
	Gene Park	(414) 263-8676
Northern Region (Spooner):	Pat Zatopa	(715) 365-8928
Northern Region (Rhineland):	Diane Conklin	(715) 635-4130

Web site: <http://www.dnr.state.wi.us/org/caer/cfa/LR/stewardship/stewardship.html>

<p style="text-align: center;">Sustainable Urban Development Zone Program Wisconsin Department of Natural Resources</p>

DESCRIPTION

The purpose of the Sustainable Urban Development Zone (SUDZ) Program is to encourage the use of financial incentives to promote the clean up and redevelopment of brownfield areas in a community. In the 1999-2001 budget act, the cities of Beloit, Green Bay, La Crosse, Oshkosh and Milwaukee received a combined total of \$2.38 million to achieve this goal. In the 2001-2003 budget act, the city of Fond du Lac received \$250,000 and the city of Platteville received \$150,000, with an additional \$125,000 available to be disbursed through an application process.

WHO IS ELIGIBLE?

Local governments are eligible for the remaining funding.

WHAT DOES THIS PROGRAM FUND?

State funds may be used for the assessment, investigation and cleanup of brownfield properties in selected cities.

HOW MUCH MONEY IS AVAILABLE?

Out of the total of \$525,000 that is available through the SUDZ program, \$125,000 will be available through an application process.

CONTACT INFORMATION

Sustainable Urban Development Zone Program
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P. O. Box 7921
Madison, WI 53707-7921
(608) 264-6007

Web site: www.dnr.state.wi.us/org/aw/rr

<h2 style="text-align: center;">Temporary Emergency Water Supply</h2> <h3 style="text-align: center;">Wisconsin Department of Natural Resources</h3>
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DESCRIPTION

Funding from the Wisconsin Department of Natural Resources Environmental Fund is available for temporary emergency water supplies when private drinking wells become contaminated.

WHO IS ELIGIBLE?

People who are not responsible for the contamination of their drinking water wells are eligible for assistance. In order to be eligible, the Wisconsin Department of Natural Resources or Wisconsin Department of Health and Family Services must issue a health advisory regarding the impacted private well. In cases of financial hardship, reimbursement for permanent well replacement may be possible. Businesses and public drinking water supplies are not eligible.

WHAT DOES THIS PROGRAM FUND?

Funds can be used to provide temporary emergency water supplies, such as bottled water, but in cases of hardship, funds may be used in conjunction with the Well Compensation Program to help fund a replacement well.

HOW MUCH MONEY IS AVAILABLE?

Funding for temporary emergency water supplies comes from the Environmental Fund, and is subject to availability.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 267-2465

Web site: www.dnr.state.wi.us/org/aw/rr

<h2 style="text-align: center;">Transportation Economic Assistance Grant Program</h2> <h3 style="text-align: center;">Wisconsin Department of Transportation</h3>

DESCRIPTION

The Transportation Economic Assistance (TEA) Grant Program, administered by the Wisconsin Department of Transportation (WisDOT), helps communities pay for rail, road, harbor or airport work needed to attract an employer to Wisconsin or encourage an employer to expand in the state. The TEA program allows economic development projects dependent upon transportation improvements to bypass normal scheduling processes.

WHO IS ELIGIBLE?

Business or community-sponsored projects that benefit the public, have local government support, and are scheduled to begin within three years are eligible.

WHAT DOES THIS PROGRAM FUND?

Funds can be used for rail, road, harbor or airport projects that are essential to economic development projects.

HOW MUCH MONEY IS AVAILABLE?

A total of \$3.5 million is available annually for TEA grant projects. WisDOT will finance up to 50 percent of project costs. This amount is dependent upon the amount of private investment, the number and type of jobs created, financial soundness of the business and whether the project is complementary to other transportation facilities in the area.

CONTACT INFORMATION

Wisconsin Department of Transportation
4802 Sheboygan Avenue
P.O. Box 7913
Madison, WI 53707-7913
(608) 266-3488

Web site: www.dot.state.wi.us

Transportation Equity Act for the 21st Century

Wisconsin Department of Transportation

DESCRIPTION

As part of the federal Transportation Equity Act for the 21st Century (TEA-21) of 1998, the Wisconsin Department of Transportation receives funding that may be used for a variety of improvement projects relating to brownfield redevelopment. There are two sections to this funding, the local Transportation Enhancement Program (TEP) and the Surface Transportation Discretionary Program (STP-D).

WHO IS ELIGIBLE?

Local and state governments and agencies with taxing authority are eligible to apply. The project must have a public sponsor that pays for at least 20 percent of the project costs.

WHAT DOES THIS PROGRAM FUND?

Projects that may be considered under TEP include: preserving historic sites, rehabilitating and operating historic transportation buildings and structures, acquiring scenic easements, providing facilities for pedestrians and bicycles and preserving abandoned railroad corridors.

Under the STP-D program, projects that foster alternatives to single-occupancy vehicle trips are encouraged. These projects may include improving pedestrian and bicycle routes and developing countywide bicycle and pedestrian plans.

HOW MUCH MONEY IS AVAILABLE?

This program is a matching grant program where eligible applicants can receive up to 80 percent of the project cost. \$6.25 million is available through the TEP annually, and \$2.72 million is available for the STP-D annually.

CONTACT INFORMATION

Wisconsin Department of Transportation
4802 Sheboygan Avenue
P.O. Box 7913
Madison, WI 53707-7913
(608) 264-8723

Web site: www.dot.state.wi.us

<p style="text-align: center;">Well Compensation Grant Program Wisconsin Department of Natural Resources</p>
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DESCRIPTION

This program provides grants for the replacement of contaminated private water supply wells.

WHO IS ELIGIBLE?

Owners of residential wells contaminated by substances, other than bacteria or nitrates, are eligible. Owners of livestock wells contaminated by substances other than bacteria are also eligible. Renters may also apply for a grant, providing they obtain written permission from the landowner. Wells serving only commercial establishments are not eligible. Persons whose annual family income is more than \$65,000 are not eligible.

Written approval must be obtained from the Department of Natural Resources before starting any construction, or the work will be ineligible in accordance with s. 281.75, Wis. Stats.

WHAT DOES THIS PROGRAM FUND?

Funds can be used for reconstructing an existing well, drilling new wells, connecting to an uncontaminated private or public water supply, providing state-approved treatment units or providing temporary bottled water.

HOW MUCH MONEY IS AVAILABLE?

The grant will compensate 75 percent of allowable costs, not to exceed \$9000. Total amount is reduced by \$.30 for each \$1.00 of the applicant's annual family income over \$45,000. Since 1986, approximately \$2.0 million has been awarded. The Department of Revenue considers any grant funds received by the applicant taxable income.

CONTACT INFORMATION

Department of Natural Resources
Bureau of Community Financial Assistance CF/8
Well Compensation Grant Program
P.O. Box 7921
Madison, WI 53707-7921
(608) 267-7152

Applications and assistance are available from any DNR Regional Office.

<p>Wisconsin Blight Elimination & Brownfields Redevelopment (BEBR) – Community Development Block Grant Program Wisconsin Department of Commerce</p>
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DESCRIPTION

The Blight Elimination and Brownfields Redevelopment (BEBR) program is designed to help communities assess or remediate environmental contamination of a commercial or industrial blighted site that is abandoned, idle or underused.

WHO IS ELIGIBLE?

Townships, villages or cities that are under 50,000 in population are eligible and any county other than Milwaukee, Waukesha and Dane.

WHAT DOES THIS PROGRAM FUND?

Funds can be used for Phase I and II environmental assessments, environmental investigations, and remediation of sites that are blighted with the following conditions:

- The applicant has a redevelopment plan for the property.
- The project will result in the redevelopment of the brownfield site for a use that results in a taxable parcel.
- Environmental remediation costs from responsible parties are pursued.
- The applicant demonstrates financial need.

HOW MUCH MONEY IS AVAILABLE?

The maximum award is \$100,000 for environmental assessments and \$500,000 for an environmental remediation project.

CONTACT INFORMATION

The Area Development Managers can address most questions regarding Commerce's participation and assistance in redevelopment projects. Please see page 44 for a map and listing of Area Development Managers and their contact information.

Web site: www.commerce.state.wi.us/CD/CD-bcf.html

<p style="text-align: center;">Wisconsin Brownfields Grant Program Wisconsin Department of Commerce</p>

DESCRIPTION

The Brownfields Grant Program, administered by the Department of Commerce, provides funding for brownfields projects that promote economic development and have a positive effect on the environment through remediation and redevelopment of abandoned, idle or underused industrial and commercial sites. Through an annual competition, the program provides grants of up to \$1,250,000 for eligible activities. Grants up to \$300,000 require a 20 percent match. Grants between \$300,001 and \$700,000 require a 35 percent match. Grants between \$700,001 and \$1,250,000 require a 50 percent match.

WHO IS ELIGIBLE?

Individuals, partnerships, limited liability companies, corporations, nonprofit organizations, cities, villages, towns, counties and trustees are eligible applicants.

WHAT DOES THIS PROGRAM FUND?

Grants can be used for environmental remediation and redevelopment. Environmental remediation activities include the investigation, monitoring, analysis, abatement, removal, containment of environmental pollution and restoration of soil and groundwater. Redevelopment activities include acquisition of brownfields, demolition, removal, reconstruction or renovation of a facility or existing structures. Construction of new facilities is only allowed if it is for purposes of environmental remediation.

HOW MUCH MONEY IS AVAILABLE?

The Brownfields Grant Program has a total of \$14 million in funding during the 2001-03 biennium, \$11,014,000 of which is available through a competitive application process.

CONTACT INFORMATION

Wisconsin Department of Commerce
Brownfields Initiative
P.O. Box 7970
Madison, Wisconsin 53707
(608) 261-7714

Web site: www.commerce.state.wi.us/CD/CD-bfi.html

Comparison of Commerce Brownfields Grants and Blight Elimination and Brownfields Redevelopment Grants

Program	Brownfields Grants	Blight Elimination and Brownfields Redevelopment Grants (BEBR)
Program Administrator	Brownfields Initiative, Department of Commerce	Community Finance, Department of Commerce
Funding Source	Funded by the State of Wisconsin	Funded by the federal government (Community Development Block Grants)
Eligible Applicants	Individuals, partnerships, limited liability companies, corporations, nonprofit organizations, cities, villages, towns, counties or trustees.	Towns, villages, non-entitlement communities (must have population under 50,000) and counties except for Milwaukee and most of Waukesha and Dane Counties
Contacts	Jason Scott (608) 261-7714 www.commerce.state.wi.us/CD/CD-bfi.html e-mail: jscott@commerce.state.wi.us	Joe Leo (608) 267-0751 www.commerce.state.wi.us/CD/CD-bcf.html e-mail: jleo@commerce.state.wi.us
Available Funding	Brownfields Grant Program received \$14 million for the 2001-03 biennium.	BEBR receives up to 10 percent of annual Department of Commerce Community Development Block Grant, approximately \$2,000,000
Awards	Maximum Award: \$1,250,000	Maximum for environmental assessment: \$100,000 Maximum for remediation: \$500,000
Applicant Match	20 percent match for grants up to \$300,000 35 percent match for grants between \$300,001 and \$700,000 50 percent match for grants between \$700,001 and \$1,250,000	Minimum Community Match of 25 percent for all awards
Eligible Activities	Redevelopment: acquisition of brownfields, demolition, removal, reconstruction or renovation of a facility Remediation: investigation, monitoring, analysis, abatement, removal, containment of environmental pollution and restoration of soil and groundwater	Phase I and II environmental assessments; site investigations; demolition; and environmental remediation
Funding Cycle	Annual competition	Open and continuous
Scoring Criteria	<ul style="list-style-type: none"> ➤ Seven grants for projects located in communities with populations under 30,000 ➤ Economic development 50 percent ➤ Positive environmental effect 25 percent ➤ Match quality and quantity 15 percent ➤ Innovation of approach and project 10 percent 	<ul style="list-style-type: none"> ➤ Project has a redevelopment plan ➤ Other funding is committed ➤ Project will result in added tax base for the community ➤ Project is likely to create or retain jobs ➤ Likelihood of investment on the site
Geographic area	State of Wisconsin	Statewide – See “Eligible Applicants” above
Timeline for Project Completion	A project has five years to meet the goals that are set forth in the application	Substantial progress is expected within two years of the award
Is a public hearing required?	No	Yes, federal regulations require a citizen participation process
What reports are required?	Phase I and II environmental assessments	Previous assessment reports and engineering studies, if any, performed on the site

<p style="text-align: center;">Wisconsin Coastal Management Program Wisconsin Department of Administration</p>
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DESCRIPTION

The Wisconsin Coastal Management Program (WCMP) was established in 1978 to protect, restore and enhance coastal resources. A council oversees the program and represents the interests of the public, state agencies and the Wisconsin Legislature.

WHO IS ELIGIBLE?

Eligible parties include state agencies, non-profit organizations, local units of government, tribal units of government, regional planning commissions, universities and other educational centers.

WHAT DOES THIS PROGRAM FUND?

Funds can be used for projects in four priority areas: public access/waterfront redevelopment, wetland protection, cumulative and secondary impacts of development, and land use planning. Brownfield redevelopment is an eligible activity when it involves a project in one of these priority areas.

HOW MUCH MONEY IS AVAILABLE?

Each spring, grants are awarded based on evaluations of project applications by program staff and technical advisory committees. A request for proposals is made in late fall each year. The WCMP receives about \$1 million in funding every year. Of those funds, \$750,000 is distributed to recipients in the form of grants.

CONTACT INFORMATION

Department of Administration
Wisconsin Coastal Management Program
P.O. Box 7868
Madison, WI 53707-7868
(608) 266-0288

Web site: www.doa.state.wi.us/dhir/boir/coastal

<h2 style="text-align: center;">Industrial Revenue Bonds</h2> <h3 style="text-align: center;">Wisconsin Department of Commerce</h3>

DESCRIPTION

Industrial Revenue Bonds (IRBs) are tax-exempt bonds issued by cities, villages and towns. The proceeds are loaned to manufacturing businesses to help finance expansion projects. The tax-exemption status results in a lower interest rate for the business. The municipality lends its name, but not its credit to the bond issue.

WHO IS ELIGIBLE?

Manufacturers can use IRBs to help finance the expansion of their facilities. Manufacturing generally includes nearly every type of processing that results in a change in the condition of the tangible property. Bond counsel should be consulted on eligibility.

WHAT DOES THIS PROGRAM FUND?

Federal tax law defines eligible projects. Eligible projects can include the purchase of land, construction of new facilities, purchase of equipment and certain costs incurred in the issuance of the bond. Bond counsel should be consulted on other eligible costs.

HOW MUCH MONEY IS AVAILABLE?

The amount of bonding authority, also referred to as volume cap, is limited. More than \$127 million in volume cap is available to be allocated for IRB projects. Businesses must apply for a volume cap allocation from the Department of Commerce and go through a competitive scoring process. Application deadlines are January 15, May 15 and August 15. Expansion projects located in a brownfield redevelopment area earn additional points.

CONTACT INFORMATION

Industrial Revenue Bond Program
Wisconsin Department of Commerce
Bureau of Enterprise Development
P.O. Box 7970
201 West Washington Avenue
Madison, WI 53707
(608) 267-0762

Web site: www.commerce.state.wi.us/CD/CD-bed-irb.html

<p style="text-align: center;">Land Recycling Loan Program Wisconsin Department of Natural Resources Wisconsin Department of Administration</p>
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DESCRIPTION

This Wisconsin Department of Natural Resources loan program is available for the investigation and remediation of municipal-owned brownfields and landfills. Award priority is based on the potential of a project to reduce environmental pollution and threats to human health where contamination threatens or affects surface or groundwater, and also the extent of a project to prevent development of greenfields.

WHO IS ELIGIBLE?

Local governments, including community redevelopment and housing authorities, are eligible for loans. Local governments must own the property and cannot have caused the contamination, with the exception of landfills.

WHAT DOES THIS PROGRAM FUND?

Funds are used to make loans at a 0 percent interest rate, with a .5 percent administrative fee, to reimburse or refinance the eligible costs of site assessments, site investigations and remediation. Demolition, if necessary for environmental remediation, is an eligible cost. Funds cannot be used for acquisition expenses. Only 40 percent of the allocated funds in each fiscal year can be used for landfills.

HOW MUCH MONEY IS AVAILABLE?

The amount available for fiscal years 2001-2003 is \$10,391,745. A *Notice of Intent to Apply* must be submitted by December 31 of each year.

CONTACT INFORMATION

Land Recycling Loan Program
Wisconsin Department of Natural Resources
Bureau of Community Financial Assistance, CF/8
PO Box 7921
Madison, WI 53707-7921
(608) 266-0849

Web site: www.dnr.state.wi.us/org/caer/cfa/EL/Section/brownfield.html

<p style="text-align: center;">State Trust Fund Loan Program Wisconsin Board of Commissioners of Public Lands</p>

DESCRIPTION

The Board of Commissioners of Public Lands administers the State Trust Fund Loan Program to help local governments fund projects that will benefit the public, including brownfields cleanup and redevelopment.

WHO IS ELIGIBLE?

Cities, counties, towns, villages, lake districts, metropolitan sewerage districts, school districts, technical college districts and town sanitary districts are eligible.

WHAT DOES THIS PROGRAM FUND?

Loans can be used to finance various projects that benefit the public. Projects can include site cleanup, construction, road repairs, water and sewer projects and the purchase of vehicles and equipment, such as fire trucks and snowplows.

HOW MUCH MONEY IS AVAILABLE?

The current maximum amount that a municipality or school district may borrow annually is \$3 million. Loans are available for terms up to 20 years. As of July 2, 2001, interest rates were:

Five years or less	4.50 percent
More than five years, not to exceed 10 years	5.00 percent
More that 10 years, not to exceed 20 years	5.75 percent

Interest rates change according to market conditions and fund availability. Please contact the State Trust Fund Loan Program to confirm current rates prior to applying for a loan.

CONTACT INFORMATION

Wisconsin Board of Commissioners of Public Lands
Trust Lands and Investments
P.O. Box 8943
Madison, WI 53708-8943
(608) 266-0034

<p style="text-align: center;">Section 108 Loan Guarantee U. S. Department of Housing and Urban Development</p>

DESCRIPTION

The Section 108 Loan Guarantee program provides eligible local communities with a source of financing for economic development and public projects.

WHO IS ELIGIBLE?

Only local governments are eligible for this program. Larger cities and urban counties (entitlement communities) that receive Community Development Block Grants directly from the federal government are eligible to use Section 108 Loan Guarantees. As of fiscal year 2000, three counties (Dane, Milwaukee, Waukesha) and 17 cities in Wisconsin are entitlement communities.

WHAT DOES THIS PROGRAM FUND?

The program can be used to support economic development projects and will provide financing for construction of public facilities and infrastructure improvements, large scale physical development projects, property acquisition, rehabilitation of property, demolition and other brownfields cleanup and redevelopment activities.

HOW MUCH MONEY IS AVAILABLE?

In FY 2002, there is \$14 million available. Eligible local governments can apply for loans up to five times their annual CDBG entitlement amount. The Section 108 Program requires local governments to pledge annual CDBG funds along with additional security as collateral to guarantee the loan. Local governments can pay back the loans using Tax Increment Financing, proceeds from the sale of a property or other mechanisms. The maximum repayment period is 20 years.

CONTACT INFORMATION

Community Development Block Grant Program
U.S. Department of Housing and Urban Development
310 W. Wisconsin Ave. Suite 1380
Milwaukee, WI 53203-2289
(414) 297-3214 x8102

Web site: www.hud.gov/local/mil/cpd.html

U.S. Small Business Administration Programs

DESCRIPTION

The Small Business Administration (SBA) has multiple loan programs that can be used to finance small business expansion for the acquisition of real estate, businesses, business machinery and equipment. Loans can also be used for working capital and the refinancing of debt.

WHO IS ELIGIBLE AND WHAT DO THESE PROGRAMS FUND?

To be eligible for SBA lending programs, the business applicant must meet SBA size standards, be for profit and use the proceeds for an eligible purpose defined by the SBA.

- **Guarantee Loan Program:** Banks or other lenders manage these loans, the agency has no funds for direct lending or grants. A business owner applies to a bank or other SBA approved lender, which in turn applies to SBA for a guarantee. Generally, the SBA can guarantee individual loans up to \$1,000,000. Interest rates may be fixed or variable.

SBA loan programs are generally intended to encourage longer term small business financing, but actual loan maturities are based on the ability to repay, the purpose of the loan proceeds and the useful life of the assets financed. The proceeds of SBA loans can be used for most business purposes, including acquisition costs; construction, renovation or leasehold improvements; acquisition of furniture, fixtures, machinery and equipment; purchase of inventory; and working capital.

- **SBA 504 Loans or SBA Development Company Loans:** Typically, a 504 project includes a loan secured with a senior lien from a private-sector lender covering up to 50 percent of the project cost, a loan secured with a junior lien from the CDC (backed by a 100 percent SBA-guaranteed debenture) covering up to 40 percent of the cost, and a contribution of at least 10 percent equity from the small business being helped. The maximum SBA debenture is \$1,000,000 for meeting the job creation criteria or a community development goal.
- **SBA Pollution Control Financing:** This program allows long-term financing to plan, design and install pollution facilities or equipment. The program provides a maximum of \$1,000,000 with an SBA guaranty of up to 75 percent.

CONTACT INFORMATION

Small Business Administration
740 Regent Street, Suite 100
Madison, WI 53715
(608) 264-5261

Small Business Administration
310 W. Wisconsin Ave., Suite 400
Milwaukee, WI 53203
(414) 279-3941

Web site: www.sba.gov

Business Improvement Districts

State of Wisconsin

DESCRIPTION

A Business Improvement District (BID) represents a geographic grouping of commercial properties that use tax assessments to generate funds for economic redevelopment projects, including environmental cleanups. The municipality typically collects the special assessment and establishes a Board of Directors to handle the administration of funds.

WHO IS ELIGIBLE?

Cities, villages, or towns have statutory authority to approve a BID. In general, the owners of commercial or tax-generating properties in an area form a BID. The special tax assessments cannot be applied to residential properties or tax-exempt properties.

WHAT DOES THIS PROGRAM FUND?

The BID can direct funds toward public improvements, hiring staff for redevelopment projects, Phase I and II environmental assessments, conducting cleanups and other projects outlined in the BID operating plan.

HOW MUCH MONEY IS AVAILABLE?

There is no cap on the amount of money that can be generated by a BID.

CONTACT INFORMATION

University of Wisconsin Extension
Business Improvement Districts
229 Lowell Center
610 Langdon St.
Madison, WI 53703
(608) 265-2501

Web site: www.uwex.edu/lgc/cp&d/bidpage/bid.htm

Or contact the Economic Development Office in the area where the proposed project is located.

<h2 style="text-align: center;">Cancellation of Delinquent Taxes</h2> <h3 style="text-align: center;">State of Wisconsin</h3>

DESCRIPTION

Wisconsin Counties and the City of Milwaukee can cancel a part or all of delinquent property taxes, interest and penalties on a contaminated property. This authority to cancel back taxes on contaminated property is found in s. 75.105, Wis. Stats.

WHO IS ELIGIBLE?

A property owner or potential property owner is eligible. Once an environmental assessment of the property has indicated that contamination exists, the owner or potential owner must enter into an agreement with the Department of Natural Resources to investigate and clean the property. This agreement should be submitted to the taxing authority (a County or the City of Milwaukee) which will determine if all or a portion of the delinquent taxes may be canceled.

WHAT DOES THIS PROGRAM FUND?

The delinquent taxes on a property can be forgiven and cannot be translated into other monetary benefits.

HOW MUCH MONEY IS AVAILABLE?

The authorizing bodies for counties and the City of Milwaukee can forgive a portion or all of delinquent property taxes.

CONTACT INFORMATION

Contact the City of Milwaukee or your County Treasurer.

or

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment. RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 267-7500

Web site: www.dnr.state.wi.us/org/aw/rr

<h2 style="text-align: center;">Environmental Remediation Tax Incremental Financing</h2> <h3 style="text-align: center;">State of Wisconsin</h3>
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DESCRIPTION

Environmental Remediation Tax Incremental Financing (ER TIF) is a financing tool that counties, cities, villages and towns can use to pay for specific environmental remediation and redevelopment activities. Eligible costs are recovered through property taxes generated by the increase in value that occurs as a result of the cleanup and redevelopment.

WHO IS ELIGIBLE?

Counties, cities, villages and towns can establish an environmental remediation tax increment district encompassing one or more contiguous properties.

WHAT DOES THIS PROGRAM FUND?

Eligible costs include environmental investigation, remediation, property acquisition, demolition including asbestos removal and removal of underground storage tanks or abandoned containers.

HOW MUCH MONEY IS AVAILABLE?

There are no funding limitations on the ER TIF.

CONTACT INFORMATION

Wisconsin Department of Revenue
Bureau of Equalization
P.O. Box 8933
Madison, WI 53708-8933
(608) 266-5708

Web site: www.dor.state.wi.us/html/erbase.html

or

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment. RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 261-4927

Web site: www.dnr.state.wi.us/org/aw/rr

Tax Incremental Financing

State of Wisconsin

DESCRIPTION

Tax Incremental Financing (TIF) is a mechanism a city or village can use to recover project costs incurred to stimulate economic development. Project costs are recovered in TIDs (Tax Increment Districts) through taxes generated by the increase in value that occurs as a result of the development.

WHO IS ELIGIBLE?

Cities or villages are eligible to create a TIF district and project plan. The project plan must be approved by several local government entities such as planning commissions and county boards.

WHAT DOES THIS PROGRAM FUND?

TIF can be used in areas that are blighted, in need of rehabilitation or in areas suitable for industrial development. Eligible costs include construction, demolition, financing, land acquisition and assembly, relocation, public improvements, environmental remediation and site preparation.

HOW MUCH MONEY IS AVAILABLE?

There is no cap, however, there are limits on the number of years a tax increment can be used and limits on the number of TIF districts that can be created in a city or village.

CONTACT INFORMATION

Wisconsin Department of Revenue
Bureau of Equalization
P.O. Box 8933
Madison, WI 53708-8933
(608) 266-5708

Web site: www.dor.state.wi.us/html/tidbase.html

Comparison of Regular and Environmental Remediation TIDs

Features	Regular TID (s.66.46)	ER TID (s.66.462)
Who may create a TID?	Cities and villages	Counties, cities, villages and towns
What are eligible project costs?	Numerous categories, including: Construction/demolition, financing, land assembly, relocation, professional services, etc. for public improvements and other development incentives	Remediation, property acquisition, demolition costs and underground storage tank removal and disposal: Capital costs, financing and professional service costs for investigation, removal, containment, monitoring and restoration of soil, surface water, sediments or groundwater investigation and remediation
How long is the project expenditure period?	7 or 10 years after district is created, depending on creation year	Up to 15 years after the base is certified
What is used to determine the base year?	Date legislative body adopts resolution	Date DNR certifies the site investigation report
What type of land may be included in the district?	Blighted or industrial property that's privately or publicly owned, usually includes multiple parcels	Property with environmental contamination (must not be part of an existing TID) contiguous parcels only
Are there value limitations?	Total value of all districts at the time one is being created cannot exceed 7 percent of the city's equalized value, or 5 percent if incremental value is used	No limit
What is the maximum payoff period?	16 years after last expenditure*	16 years after Department of Revenue certifies base value
What is the maximum life?	23 years after district is created*	16 years after base is certified
Is a public hearing required?	Yes, at least 30 days before creation resolution is adopted	No
Is Joint Review Board approval required?	Yes	Yes
What is the deadline to apply to DOR for a base value?	December 31st of the creation year	April 1st of the year following DNR certification
Who certifies the value increment?	Department of Revenue	Department of Revenue
How is the tax increment generated?	City or village that created the TID calculates, levies and collects the tax increment	City, village or town that created the TID calculates, levies and collects the tax increment; or does it on behalf of the county that created it
What reports are required?	Periodic CPA audits & Annual Reports; DOR also requires annual value change information by the 2nd Monday in June	Annual Reports, plus DOR required annual value change information by the 2nd Monday in June

*TIDs created before October 1, 1995 have 10 years to incur costs, up to 20 years to collect revenue, and a 27 year maximum life.

<p style="text-align: center;">Federal Brownfields Tax Incentive U.S. EPA, U.S. Treasury, and Wisconsin Department of Natural Resources</p>

DESCRIPTION

On August 5, 1997, a federal brownfields tax incentive was created allowing qualified remediation expenses to be fully deducted from federal taxes in the year incurred, rather than capitalized over a period of years. In December 2000, this federal tax incentive was extended until January 1, 2004, and expanded to include any site that is contaminated or threatened by contamination. Sites on the National Priority List and sites contaminated with petroleum only are still excluded from this incentive. The Wisconsin Department of Natural Resources is responsible for providing a certificate to the taxpayer that the property meets the requirements of the tax incentive.

WHO IS ELIGIBLE?

Any taxpayer who incurs remediation expenses is potentially eligible to use this federal tax deduction. The property must be held by the taxpayer for use in a trade or business or for the production of income, or properly included in the taxpayer's inventory. A federally defined hazardous substance, which excludes petroleum, must be present or potentially present.

WHAT DOES THIS PROGRAM FUND?

Any qualified remediation expenditure that is not chargeable to a capital account can be deducted in the year incurred or paid. Eligible remediation expenditures are those incurred in connection with the abatement or control of hazardous substances, excluding petroleum.

CONTACT INFORMATION

An accountant or tax attorney can provide more information on eligible costs.

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707
(608) 264-6007

Web site: www.dnr.state.wi.us/org/aw/rr

Rehabilitation Income Tax Credits

State of Wisconsin

DESCRIPTION

This program offers tax credits for rehabilitating historic buildings and homes. The tax credit can be taken against an owner's total income tax due for the renovation of a building or home.

WHO IS ELIGIBLE?

Eligible parties include private individuals or businesses renovating buildings or homes either historically certified or built before 1936.

WHAT DOES THIS PROGRAM FUND?

Credits can be taken for the year in which the rehabilitation work was carried out. In some cases, the credits can be applied in the year the renovated building is put into service.

HOW MUCH MONEY IS AVAILABLE?

There are several types of tax credits available, including:

- The first credit is a federal credit of 20 percent of the project costs for the rehabilitation of an income-producing building that has been historically certified. In addition, if the approval of the credit is received in advance, a 5 percent state tax credit is also available.
- The second tax credit is the Investment Tax Credit. This is a federal tax credit of 10 percent of the project costs for any building constructed before 1936 that is not historically certified and not used for residential purposes.
- The third tax credit is for homes. A 25 percent state tax credit can be received for rehabilitating historic homes. The Wisconsin State Historical Society must approve the tax credit application before work begins.

CONTACT INFORMATION

Rehabilitation Tax Credit for Historic Buildings
Wisconsin State Historical Society
816 State St.
Madison, WI 53706

- Credits for income producing historic buildings - (608) 264-6491
- Investment Tax Credit for non-historic buildings: St. Paul District Office – (651) 312-7904
- Credits for historic homes - (608) 264-6490

Wisconsin Community Development Zone Program

Wisconsin Department of Commerce

DESCRIPTION

The Community Development Zone (CDZ) can assist start-up companies, expansions and business relocations by providing income tax benefits to encourage private investment in targeted areas and improve both the quality and quantity of employment opportunities. Tax credits can be used for environmental cleanups or projects that involve job creation.

WHO IS ELIGIBLE?

Individuals and businesses located in one of the 22 Development Zones and involved in business expansion or environmental remediation activities are eligible.

WHAT DOES THIS PROGRAM FUND?

The environmental remediation credit can be claimed for expenses incurred for environmental cleanups. Jobs tax credits can be claimed for the creation of new full-time jobs.

HOW MANY CREDITS ARE AVAILABLE?

Credits are available for the following amounts:

- a jobs tax credit of up to \$8,000 for new full-time jobs being created and filled by members of a target group;
- a jobs tax credit of up to \$6,000 for new full-time jobs being created and filled by Wisconsin residents who are not members of a target group; and
- an environmental remediation credit is equal to 50 percent of all eligible remediation costs.

WHO CAN I CONTACT FOR MORE INFORMATION?

Please see the following page for a list of development zones, contact names and phone numbers.



Wisconsin Community Development Zone Program (Continued...)

The existing 22 Wisconsin Community Development Zones have been established for 20 year periods. One five-year extension may be granted following the initial 20 years. The zones range from small rural areas to large metropolitan cities and are located in the following communities:

CONTACT INFORMATION

Adams County:	John Hay	(608) 339-6945
Ashland County:	Fred Kempf	(715) 682-8344
Bayfield County:	Jim Radtke	(715) 373-5951
Beloit:	Andrew Janke	(608) 364-6748
Eau Claire:	Mike Schatz	(715) 839-4914
Florence County:	D. George Folz	(715) 528-3294
Forest/Langlade Counties:	Gary Rogers	(715) 623-3633
Fond du Lac:	John Angeli	(920) 929-3316
Grant/Lafayette Counties:	Edward Bible	(608) 342-1214
Green Bay:	Peter Thillman	(920) 448-3395
Iron County:	Connie Loden	(715) 561-2922
Janesville:	Doug Venable	(608) 755-3180
Juneau County:	Marilyn Celeschi	(608) 562-5850
Kenosha:	Zohrab Khaligian	(262) 653-4028
La Crosse:	Larry Kirch	(608) 789-7512
Lac du Flambeau:	Emerson Coy	(715) 588-3303
Lincoln County:	Jerry Olson	(715) 536-0383
Manitowoc:	David Less	(920) 686-6931
Marinette County:	Don Clewley	(715) 732-0230
Marquette County:	Patty Watson	(608) 297-9161
Milwaukee:	Robert Trimmier	(414) 286-5622
Oconto County:	Bruce Mommaerts	(920) 834-6969
Price County:	Gail Huycke	(715) 339-2555
Racine:	Joe Heck	(262) 636-9151
Richland/Crawford/Vernon Counties:	Bruce Bullamore	(608) 647-4310
Stockbridge-Munsee:	Doug Miller	(715) 793-4111
Sturgeon Bay:	Bill Chaudoir	(920) 743-3113
Superior:	Cliff Knettel	(715) 394-0335
Two Rivers:	Dan Pawlitzke	(920) 793-5565

Wisconsin Department of Commerce
Bureau of Enterprise Development
201 W. Washington Avenue
P.O. Box 7970
Madison, WI 53707
(608) 266-2688

Web site: www.commerce.state.wi.us/CD/CD-bed-devz.html

Wisconsin Enterprise Development Zone Program

Wisconsin Department of Commerce

DESCRIPTION

The Enterprise Development Zone (EDZ) Program provides the same tax incentives as the Community Development Zone (CDZ) Program to new or expanding businesses that will positively affect the distressed areas by implementing a proposed project. Enterprise Development Zones are established for up to seven years. Commerce can vary zone benefits to encourage projects in areas of high distress. Up to 79 zones can be designated by Commerce and 10 of those zones must be selected for environmental remediation activities.

WHO IS ELIGIBLE?

Enterprise Development Zones can be designated anywhere in the state. The Department of Commerce can designate an Enterprise Development Zone that is "site specific" and applies to only one business.

WHAT DOES THIS PROGRAM FUND?

The environmental remediation credit can be claimed for expenses incurred for environmental cleanups. Job tax credits can be claimed for the creation of new full-time jobs.

HOW MANY CREDITS ARE AVAILABLE?

The maximum amount of credits per zone is \$3.0 million. Credits are available for the following amounts:

- a jobs tax credit of up to \$8,000 for new full-time jobs being created and filled by members of a target group;
- a jobs tax credit of up to \$6,000 for new full-time jobs being created and filled by Wisconsin residents who are not members of a target group; and
- an environmental remediation credit up to 50 percent of all eligible remediation costs.

CONTACT INFORMATION

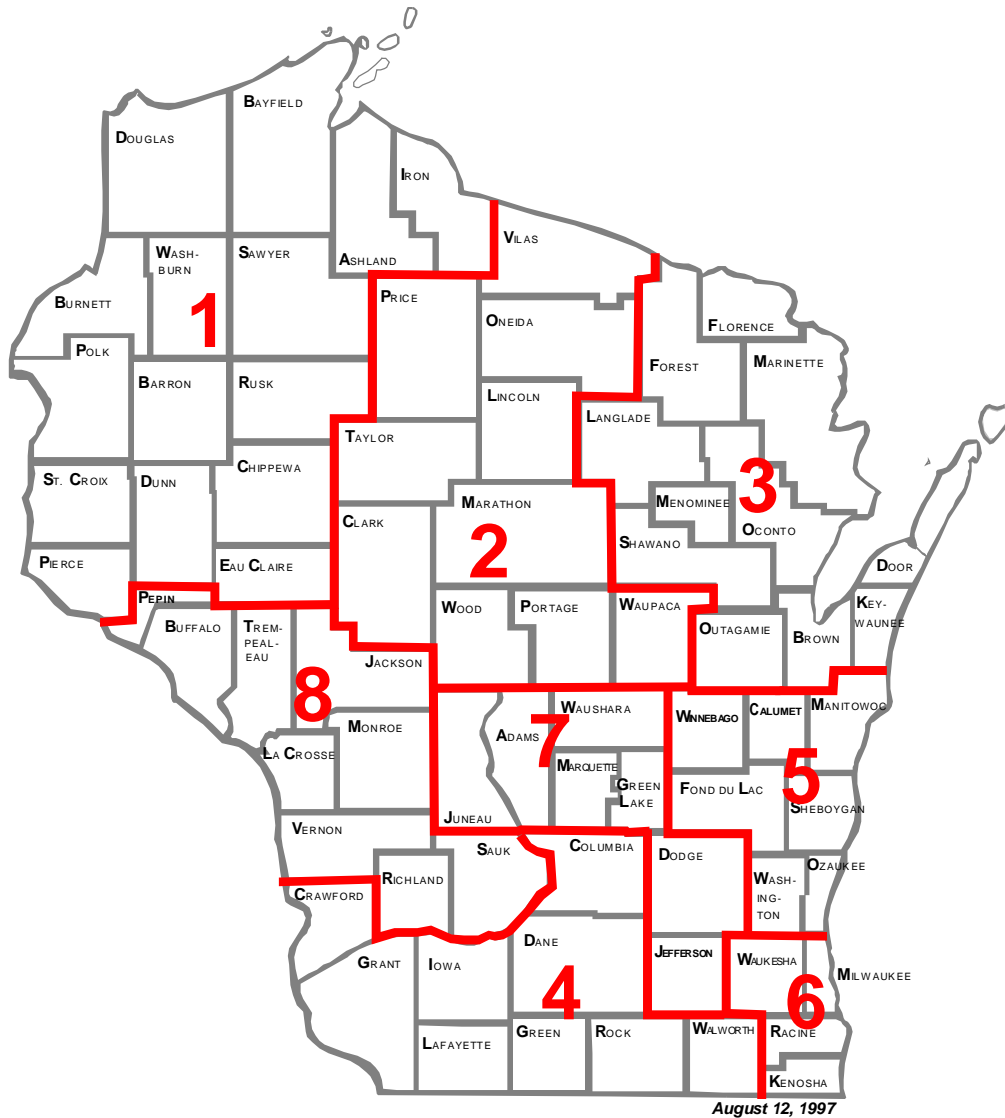
Wisconsin Department of Commerce
Bureau of Enterprise Development
201 W. Washington Avenue
P.O. Box 7970
Madison, WI 53707
(608) 267-2045

Web site: www.commerce.state.wi.us/CD/CD-bed-ez.html

Area Development Managers

Department of Commerce

Area Development Managers assist business expansions, promote business retention and help local development organizations in their respective territories. Area development managers use their knowledge of federal, state and regional resources to provide a variety of information to expanding or relocating firms.



Bureau Director: John Stricker (608) 261-7710

Region 1: Marty Ambros	(715) 836-2630	Region 5: William Lehman	(920) 929-0242
Region 2: Deb Clements	(715) 344-1381	Region 6: John Stricker	(414) 220-5363
Region 3: Dennis Russell	(920) 498-6302	Region 7: Kathy Heady	(608) 266-9944
Region 4: Dan Madden	(608) 267-2250	Region 8: William Winter	(608) 266-2059

Additional Programs and Resources

Brownfields Location Information System

Wisconsin's Brownfields Location Information System (BLIS), located on the Department of Commerce (Commerce) web site, utilizes interactive mapping and query capabilities to help users locate properties that meet their specific criteria. Commerce produced BLIS as a tool to help promote the reuse of brownfields across Wisconsin. BLIS is an on-line interactive Geographic Information System (GIS) that combines an attractive, easy-to-use graphical interface with an extensive collection of spatial information. BLIS provides a list of the brownfields in Wisconsin that match the user's criteria and displays the locations on a map of the state. Commerce is currently compiling information on available sites and will implement new datasets in the future. Anyone who owns a brownfield site in Wisconsin can list their property.

Contact Information

Wisconsin Department of Commerce
Brownfields Initiative
Division of Community Development
P.O. Box 7970
Madison, WI 53707
(608) 267-9573

Web site: www.commerce.state.wi.us/CD/CD-bfi.html

Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web

The Wisconsin Department of Natural Resources' Bureau for Remediation and Redevelopment tracking system, or "BRRTS," is now available on the web. The tracking system is a searchable database of all contaminated sites managed by the Remediation and Redevelopment Program.

Contact Information

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment
PO Box 7921
Madison, WI 53707

Web site: www.dnr.state.wi.us/org/aw/rr

Milwaukee Economic Development Corporation (MEDC) Environmental Site Assessment Matching Grant

MEDC offers matching grants for site assessment to property owners in the City of Milwaukee for redevelopment projects. Phase II environmental site assessments, confirmatory sampling and

Department of Natural Resources' required review fees are all eligible costs. The applicant must provide a 50 percent match.

Contact Information

Milwaukee Economic Development Corporation
PO Box 324
809 North Broadway
Milwaukee, WI 53202
(414) 286-5851

Web site: <http://www.medconline.com/>

Dane County Better Urban Infill Development (BUILD) Program

The Dane County BUILD Program assists governments in preparing plans for redevelopment and promoting infill development in parts of their communities that may be abandoned, underutilized or environmentally contaminated.

Contact Information

Dane County Community Development Office
CDBG@co.dane.wi.us
(608) 261-9781

Web site: www.co.dane.wi.us/plandex/commdev/build.htm

Smart Growth Planning Grants

All Wisconsin local governments are eligible to apply for comprehensive planning grants. This planning grant program was established in Wisconsin's Smart Growth legislation, found in s. 66.1001, Wis. Stats. The planning grant funds can be used for general development of comprehensive plans. This includes addressing the nine elements of a comprehensive plan, and the public participation and local adoption processes associated with the planning requirements. Grants of \$10,000 to \$175,000 are available depending on population, incentive and matching fund factors.

Contact Information

Wisconsin Department of Administration
Office of Land Information Services (OLIS)
17 South Fairchild Street
Madison, WI 53719
(608) 267-2707

Web site: www.doa.state.wi.us/olis

Transportation Evaluation for Brownfield Sites

The Wisconsin Department of Transportation has a GIS that takes geographic, statistical and anecdotal data on businesses and demographic trends and adds comprehensive transportation data on highways, rail, port and airport locations. Other data such as car and truck movements, airport runway length and cargo capacity are available. The GIS also provides the ability to instantly locate individual sites or buildings for development. All of this data can aid developers and municipalities to prioritize brownfield sites, provide insight on potential uses for individual sites and act as a marketing tool which provides customized information on sites and buildings.

Contact Information

Wisconsin Department of Transportation
Economic Planning and Development
P.O. Box 7913
Madison, WI 53707-7913
(608) 266-9910

Web site: www.dot.state.wi.us

Main Street Program

The Wisconsin Main Street Program, based in the Department of Commerce, is a comprehensive revitalization program that promotes the historic and economic redevelopment of traditional business districts in Wisconsin. In the first five years of a local Main Street program, Commerce provides on-site technical assistance visits, training, design assistance, market analysis, and small business consultations. Technical assistance is provided by Commerce staff, the National Main Street Center and outside consultants.

After the start-up phase, Commerce provides on-going graduate assistance to Main Street communities. This includes additional design and small business assistance, program evaluations and quarterly volunteer and director training sessions. Other benefits include an annual award ceremony, cooperative marketing opportunities and an extensive library of downtown revitalization slides, videos and printed materials.

Contact Information

Wisconsin Department of Commerce
Bureau of Downtown Development
P.O. Box 7970
Madison, WI 53707
(608) 266-7531

Web site: www.commerce.wi.us

University of Wisconsin – Extension

The Solid and Hazardous Waste Education Center offers technical assistance for reducing the generation of hazardous waste.

Contact Information

Contact your local UW-Extension office to find out more. Or contact the Solid and Hazardous Waste Education Center at (414) 227-3160, fax (414) 227-3165.

Web site: www1.uwex.edu/

Real Estate Investment Trusts (REITs)

REITs are financial vehicles that allow investors to pool funds for participation in real estate ownership or financing. Congress authorized REITs in 1960 as a way for small investors to act as primary investors when purchasing property. Previously, the benefits of real estate investment had only been available to institutions and individuals. REITs obtain funds not only by selling shares, but also by issuing other forms of securities and by borrowing. REITs do not pay taxes on income earned in exchange for returning substantially all of that income to the shareholders who own their securities. For cleanup of brownfields, a REIT can act as the owner, thereby shielding investors from liability in excess of the investors' initial monetary input.

Contact Information

Estate Investment Trusts Handbook by Fass, Shaff and Zief, 1996 Edition, published by Clark Boardman Callaghan.

Web Sites

Brownfields Non-Profits Network

www.brownfieldsnet.org/

Institute for Responsible Management

www.instrm.org/

Local Government Environmental Assistance Network

www.lgean.org/

Northeast-Midwest Institute

www.nemw.org/brownfields.htm

Regional Online Brownfields Information Network

www.glc.org/robin/

Smart Growth Network

www.smartgrowth.org/resources/redevelopment_res.html

and www.smartgrowth.org/library/eipfinguide.html

US Army Corps of Engineers

hq.environmental.usace.army.mil/programs/brownfields/brownfields.html

US Department of Housing and Urban Development

www.hud.gov/bfields.html

US Environmental Protection Agency

www.epa.gov/brownfields

Wisconsin Department of Administration

www.doa.state.wi.us/

Wisconsin Department of Commerce

www.commerce.state.wi.us

and www.commerce.state.wi.us/CD/CD-bfi.html

Wisconsin Department of Natural Resources

www.dnr.state.wi.us/org/aw/rr

Wisconsin Department of Transportation

www.dot.state.wi.us

Wisconsin Department of Revenue

www.dor.state.wi.us/html/taxforms.html

Resource Guides

Financial Resources for Businesses and Communities

This quick reference guide is a booklet that lists and briefly describes financial resources available to Wisconsin businesses.

Contact Information

Call the Wisconsin Department of Commerce at (608) 266-1018.

Water/ Wastewater Funding Sources for Local Governments and Individuals

This DNR publication includes a range of federal and state programs for water related projects.

Contact Information

The DNR's Bureau of Community Financial Assistance at (608) 266-7555. This publication is also available from the DNR's web site at www.dnr.state.wi.us/org/caer/cfa/cfindex.html.

U.S. EPA Potential Insurance Products for Brownfields Cleanup and Redevelopment

The EPA conducted a survey of insurance companies regarding policies that transfer risk from parties involved in the cleanup and redevelopment of brownfields.

Contact Information

To receive a copy of this report, write to:

National Technical Information Service - U.S. Department of Commerce
5285 Fort Royal Rd
Springfield, VA 22161
or call 1-800-553-6847.
Please reference document number EPA 231-R-99-007.

Financing Brownfields Redevelopment Projects- A Guide for Developers

This guide, prepared by the US EPA Urban and Economic Development Division, provides useful strategies and resources for brownfields development.

Contact Information

Copies of this publication can be ordered from Deloris Swann at USEPA (202) 260-1514.

This document may contain some information about certain state statutes and rules but does not necessarily include all of the details found in the statutes/rules. Readers should consult the actual language of the statutes/rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240

This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

